

044.0

0004

0004.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

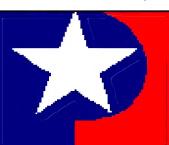
895,700 / 895,700

USE VALUE:

895,700 / 895,700

ASSESSED:

895,700 / 895,700


Patriot
 Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
116-118		WEBSTER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: FERRANTE ANTONINA/TRUSTEE	
Owner 2: FERRANTE FAMILY TRUST	
Owner 3:	

Street 1: 118 WEBSTER ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: FERRANTE NINA -

Owner 2: WOOLERY WANDA -

Street 1: 116 WEBSTER ST

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 5,460 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Vinyl Exterior and 2960 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5460		Sq. Ft.	Site		0	80.	1.07	1									467,040						467,000	

IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
104							5460.000		423,600		5,100		467,000		895,700							
Total Card							0.125		423,600		5,100		467,000		895,700		Entered Lot Size					
Total Parcel							0.125		423,600		5,100		467,000		895,700		Total Land:					
Source: Market Adj Cost									Total Value per SQ unit /Card:		302.59		/Parcel: 302.5				Land Unit Type:					

PREVIOUS ASSESSMENT										Parcel ID		044.0-0004-0004.0									
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date											
2020	104	FV	423,900	5100	5,460.	467,000	896,000	896,000	Year End Roll	12/18/2019											
2019	104	FV	339,500	5100	5,460.	496,200	840,800	840,800	Year End Roll	1/3/2019											
2018	104	FV	339,500	5100	5,460.	362,000	706,600	706,600	Year End Roll	12/20/2017											
2017	104	FV	319,300	5100	5,460.	315,300	639,700	639,700	Year End Roll	1/3/2017											
2016	104	FV	319,300	5100	5,460.	268,500	592,900	592,900	Year End	1/4/2016											
2015	104	FV	285,900	5100	5,460.	262,700	553,700	553,700	Year End Roll	12/11/2014											
2014	104	FV	285,900	5100	5,460.	216,000	507,000	507,000	Year End Roll	12/16/2013											
2013	104	FV	297,000	5100	5,460.	205,500	507,600	507,600		12/13/2012											

SALES INFORMATION										TAX DISTRICT				PAT ACCT.							
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price		V	Tst	Verif	Notes										
FERRANTE NINA	53837-234		11/18/2009	Family				1	No	No											
FERRANTE NINA	51048-305		4/17/2008	Family				1	No	No											
VANELLA CATHERI	30792-487		10/22/1999	Convenience				99	No	No	N										

BUILDING PERMITS										ACTIVITY INFORMATION												
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment														
12/7/2010	2365	Re-Roof	7,000																			

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 13 - Multi-Garden				Full Bath: 2	Rating: Average														
Sty Ht: 2A - 2 Sty +Attic				A Bath:	Rating:														
(Liv) Units: 2	Total: 2			3/4 Bath:	Rating:														
Foundation: 2 - Conc. Block				A 3QBth:	Rating:														
Frame: 1 - Wood				1/2 Bath:	Rating:														
Prime Wall: 4 - Vinyl				A HBth:	Rating:														
Sec Wall:		%		OthrFix:	Rating:														
Roof Struct: 1 - Gable																			
Roof Cover: 1 - Asphalt Shgl																			
Color: YELLOW																			
View / Desir:																			
GENERAL INFORMATION				OTHER FEATURES				RESIDENTIAL GRID				SKETCH							
Grade: C - Average				Kits: 2	Rating: Average			1st Res Grid	Desc: Line 1	# Units: 1									
Year Blt: 1923	Eff Yr Blt:			A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O										
Alt LUC:		Alt %:		Fpl: 2	Rating: Average			Other											
Jurisdct: G12		Fact: .		WSFlue:	Rating:			Upper											
Const Mod:								Lvl 2											
Lump Sum Adj:								Lvl 1											
INTERIOR INFORMATION				CONDOS INFORMATION				RES BREAKDOWN				SKETCH							
Avg Ht/FL: STD				Location:				Exterior:											
Prim Int Wall: 2 - Plaster				Total Units:				Interior:											
Sec Int Wall:		%		Floor:				Additions:											
Partition: T - Typical				% Own:				Kitchen:											
Prim Floors: 4 - Carpet				Name:				Baths:											
Sec Floors: 5 - Lino/Vinyl	25 %							Plumbing:											
Bsmnt Flr: 12 - Concrete								Electric:											
Subfloor:								Heating:											
Bsmnt Gar:								General:											
Electric: 3 - Typical																			
Insulation: 2 - Typical																			
Int vs Ext: S																			
Heat Fuel: 2 - Gas																			
Heat Type: 5 - Steam																			
# Heat Sys: 2																			
% Heated: 100		% AC:																	
Solar HW: NO		Central Vac: NO																	
% Com Wall		% Sprinkled:																	
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:							
SPEC FEATURES/YARD ITEMS				PARCEL ID 044.0-0004-0004.0										IMAGE					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
3	Garage	D	Y		121X19	A	AV	1923		21.27	T	40	104			5,100		5,100	
More: N				Total Yard Items: 5,100				Total Special Features:				Total: 5,100				AssessPro Patriot Properties, Inc			